

Design and Access Statement

Project: Refurbishment & Alterations
at 67 Ridge Road, Hornsey,
London, N8 9NP

Reference: 2609_R003

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Applicants: Victoria Brooks & Oladapo Ogunbiyi,
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(Fig. 01) Street facing elevation of 67 Ridge Road.

The Proposal

The existing property is located in the middle of a terrace run of Victorian houses on Ridge Road. The property is not listed, nor located within a Conservation Area.

The applicants would like to improve the living space within their family home by adding a single storey rear extension to the Lower Ground Floor. Other alterations include a replacement rear dormer window to improve the usability and thermal performance of the Second Floor, reconstruction of the current dilapidated conservatory, and the addition of a small rear terrace (all common features on nearby properties), amongst other minor alterations.



(Fig. 02) Aerial View of Ridge Road
Image courtesy Google Maps

Planning History and Local Precedent

1 - 53 Ridge Road (HGY/2025/0402)

'Loft conversion with new dormer to the front elevation and new dormer to the rear elevation. Introduction of a terrace to the rear flat roof'. Approved in April 2025.

2 - Flat B 47 Ridge Road (HGY/2022/4014)

'Garden level single storey rear extension' Approved in February 2023.

3 - 84 Ridge Road (HGY/2021/2965)

'Proposed single storey rear extension' Approved in November 2021.

4 - 79 Ridge Road (HGY/2020/0939)

'Rear dormer roof extension (following removal of existing). Approved in May 2020.

There are also numerous similar properties in the local area that have proposed dormers under permitted development recently i.e. 34 (HGY/2023/3230) and 84 (HGY/2021/2965) Ridge Road.

67 Ridge Road does not have any recorded planning history.

Design Overview

The proposed alterations have been designed to appear subordinate to the existing building, fitting in well with the terrace and wider context, while being articulated honestly as a good quality and finely proportioned addition to the building fabric. The external alterations are largely contained to the rear of the property; the form and materials aim to compliment and improve the existing building, rationalising the rear elevation while respecting the character and appearance of the area. The key changes are:

Rear Ground Floor Extension and Alterations

- New Kitchen Extension to the rear of the Ground floor. The extension slopes down towards the boundaries of Nos. 65 and 69, to reduce the impact on neighbouring properties, sitting below the 45 degree angle guidelines as advised by the BRE.
- The extension will be constructed from brick/ masonry to complement the existing building, with thoughtful detailing around openings and to the sloped element.
- Windows and doors will be high-quality and double-glazed, with painted timber framing.
- The size of the extension has been designed to balance internal space while retaining a comfortable area of garden, utilising the space of the existing patio area underneath the Ground floor Conservatory. This will minimise the impact on the neighbouring properties and ensure the design does not dominate the rear elevation of the existing house.
- The proposed roof with brick parapet detail will provide good insulation levels and thermal comfort, with 3no. proposed rooflights and enlarged rear doors to improve natural light levels and reduce the need for artificial lighting.

Rear Terrace

- Replacement of existing First floor Bathroom roof to provide a suitable substrate for the new external amenity terrace (this will also increase the thermal performance of the Bathroom).
- Metal handrail with 1700mm high angled screening to the south-west and north-east elevation of the external amenity terrace will increase privacy between neighbours.
- Access to the terrace will be via a high-quality painted timber door, in-keeping with style of existing painted timber sash windows.

Roof Alterations

- Replacement rear dormer extension to create a larger, more functional Bedroom on the Second Floor.
- The dormer window will be carefully detailed to provide an attractive elevation, with thermally efficient sliding timber sash windows to match the detailing of the existing rear windows.
- The dormer cheeks and roof will be designed to current building regulations to improve the thermal comfort of the space.

Conservatory

- Many of the properties along Ridge Road contain a Conservatory detail to the rear of the house. At No. 67, the existing Conservatory is in poor condition, and requires reconstruction. The proposal will rebuild this element to current Building Regulations standards, making it a more usable space for the applicants.

Other Alterations

- Enlargement of windows at the Lower Ground Floor front bay, with associated lowering of ground level to increase the levels of natural lighting within the Lower Ground floor front room. A traditional dark painted metal grille will cover this area to prevent access into the lowered area around the bay.

Access

The main front entrance into the building will remain as existing, at Ground Floor level. Access between the house and garden at the rear will be improved through the new extension.

Existing & Proposed Rear Elevation Drawings



(Fig. 03) Existing Rear Elevation Drawing.



(Fig. 04) Proposed Rear Elevation Drawing.

Conservation Area/ Heritage

The property is not a listed building, nor located within a Conservation Area.

Daylight & Sunlight

The proposed works have been designed to limit any negative impact on the daylight or sunlight available to neighbouring windows or external spaces, with the extension sloped towards Nos.65 and 69 to prevent breaking the 45 degree angle BRE guidelines in section.

Flood Risk

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers, reservoirs or surface water. The proposals will have no significant effect on the overall drainage condition of the property, site, or surrounding area, therefore a more detailed Flood Risk Assessment is not considered necessary.

Sustainability/ Energy

The proposed works will be built to contemporary building regulations standard, providing a more insulated external envelope and reducing the overall energy requirements of the property. Generous amounts of natural light will be provided via enlarged double glazing to the rear and roof-lights within the extension, reducing the need to artificially light the space during hours of daylight.

Parking Provision

Parking will not be impacted by the proposed works.

Final Note

With all of the above information and drawings attached to this application we trust the scheme can be supported, especially considering the surrounding precedents. If the council have any queries regarding the proposed scheme while processing the application, please contact the agents who will be more than happy to discuss any details further.

Existing Site Photographs



Existing Front Elevation



Existing Front Elevation Details

Existing Site Photographs



Existing Rear Elevation



Existing Rear Roof Detail and Conservatory (both to be replaced as part of the proposed works)